

To: Helena Flats Land Use Advisory Committee, Flathead County Planning Office  
From: Joe Ruffolo, Shirley Anderson  
Re: Minutes of special meeting held Thursday, March 12, 2009.  
Date: April 3, 2009

**Meeting called to order** by Joe Ruffolo at the Helena Flats School Multipurpose Room. Notice and agenda was posted at Helena Flats School and on the Internet.

**HFLUAC attending** were members Shirley Anderson, Joe Ruffolo, Marc Hinrichs, Jan Stephens, Linda Johnson, Loren Vranish. Pete Burkett excused absence. Guests were Jeff Harris, Helen Gray, and Ray Young

**The usual agenda was not followed as this was a special meeting re:**

1. **Evergreen effort to produce a neighborhood plan.** Jeff Harris addressed concerns re Helena Flats Neighborhood Plan and assured us that our HFNPlan would stand separately from Evergreen's proposed neighborhood plan and not be subject to any assessments. Jeff stressed the need for Evergreen to have preliminary meetings to insure support before proceeding. (4/2/09 update; Proposal for The Evergreen Neighborhood Plan ended as the majority of citizens attending a preliminary meeting opposed the concept.)
2. **Village House Bill** Jeff Harris clarified this issue. A bill proposed by Congressman Jopek that would allow an area like Evergreen, which cannot legally incorporate, to initiate a village concept which would allow them identity and some privileges. The bill stopped in committee. The bill as presented would not have affected our nplan.
3. **The proposed County Development Predictability Map** was addressed by Jeff. It is intended for unzoned areas and would not affect nplans. Proposed reasonable densities for areas would consider relevant issues such as roads, school, water issues, etc. It would not be regulatory, only a helpful guide to aid planning officials. Public meetings will be held as the concept advances. **When schedule of meetings is published committee members will select a meeting to attend. We will attempt to have one HFLUAC representative at each meeting.**

The committee determined it was not necessary to communicate with owners on the above issues. Minutes will be posted on the Internet and at the Helena Flats School.

**Thanks were issued to Jeff Harris for his valuable input and clarification.**

**The meeting adjourned at 9 p.m.**

Agendas and cancellations are posted:

- on the Internet: [co.flathead.mt.us/fcpz/landagendas.html](http://co.flathead.mt.us/fcpz/landagendas.html), scroll down to HFLUAC (Helena Flats Land use Advisory Com.)
- at Helena Flats School
- the Planning Office, FCPZ, 1035 First Avenue West, Kalispell, MT

Copies of The Helena Flats Neighborhood Plan are available on the Internet and at the Planning Office.

Helena Flats landowners and residents are encouraged to attend HFLUAC meetings. You may contact Chairman Joe Ruffolo, 885-6222; Shirley Anderson, 257-2654; or Jan Stephens, 755-1605 with questions. A time for resident input is scheduled at each meeting.